119.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,900 / 786,900
					USE VALUE:	786,900 / 786,900
					ASSESSED:	786,900 / 786,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WIGWAM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS BENJAMIN C & LAURA M
Owner 2:	
Owner 3:	
Street 1:	7 WIGWAM CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCALLISTER TIMOTHY B & LISA D -
Owner 2:	-
Street 1:	7 WIGWAM CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,992 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6992.000	346,100		440,800	786,900
Total Card	0.161	346,100		440,800	786,900
Total Parcel	0.161	346,100		440,800	786,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.48 | /Parcel: 370.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76919
GIS Ref	
GIS Ref	
Insp Date	08/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,100	0	6,992.	440,800	786,900	786,900	Year End Roll	12/18/2019
2019	101	FV	278,900	0	6,992.	447,100	726,000	726,000	Year End Roll	1/3/2019
2018	101	FV	275,500	0	6,992.	333,800	609,300	609,300	Year End Roll	12/20/2017
2017	101	FV	255,900	0	6,992.	302,300	558,200	558,200	Year End Roll	1/3/2017
2016	101	FV	255,900	0	6,992.	289,700	545,600	545,600	Year End	1/4/2016
2015	101	FV	239,900	0	6,992.	245,600	485,500	485,500	Year End Roll	12/11/2014
2014	101	FV	239,900	0	6,992.	233,000	472,900	472,900	Year End Roll	12/16/2013
2013	101	FV	239,900	0	6,992.	221,700	461,600	461,600		12/13/2012

!9247!

PRINT

Date	Time
12/10/20	23:44:58

LAST REV

Date	Time
09/24/18	11:52:43
apro	
9247	

USER DEFINED

Prior Id # 1:	76919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCALLISTER TIMO	69680-74		7/28/2017		735,000	No	No		
LODGE JUSTIN,	65975-317		8/26/2015		566,000	No	No		
BRAUNLIN WILLIA	53334-456		8/4/2009		448,500	No	No		
BRAUNLIN WILLIA	47289-109		4/18/2006	Family	1	No	No		
LA LIBERTE PHIL	31868-49		9/28/2000		395,000	No	No	4	
	11036-484		1/22/1966			No	No		E

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2016	400	Redo Kit	10,000					KITCH REMOD
8/23/2012	1061	Redo Bas	26,609					INSTALL NEW DOORS
6/1/2009	416	Re-Roof	5,250					
4/3/1995	152	Manual	1,000					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	Meas/Inspect	BS	Barbara S
5/15/2018	SQ Returned	MM	Mary M
4/30/2009	Measured	372	PATRIOT
1/20/2001	MLS	MM	Mary M
3/14/2000	Inspected	264	PATRIOT
2/14/2000	Measured	268	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6992		Sq. Ft.	Site		0	70.	0.90	5									440,834						440,800	

Total AC/HA: 0.16051 | Total SF/SM: 6992 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,834 | Spl Credit | Total: 440,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29814816
Const Adj.:	0.99989998
Adj $ / SQ:	136.292
Other Features:	95550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425238
Depreciation:	79094
Depreciated Total:	346144

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:		HB	

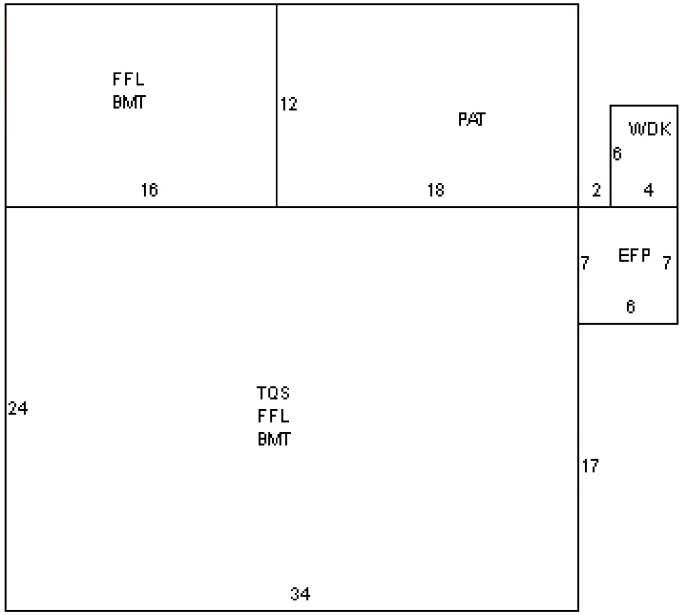
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.92
Special Features:	0	Val/Su Net:	118.93
Final Total:	346100	Val/Su SzAd	213.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	65.420	65,943
FFL	First Floor	1,008	136.290	137,382
TQS	3/4 Story	612	136.290	83,411
PAT	Patio	216	3.990	861
EFP	Enclos Porch	42	72.590	3,049
WDK	Deck	24	16.000	384

Net Sketched Area:	2,910	Total:	291,030

Size Ad	1620	Gross Are	3114	FinArea	2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1940	0.00	T	50	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	